

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, March 25, 2009

Conference Room 3

TOWN HALL

7:00 p.m.

## A G E N D A

### I. ROLL CALL

### II. PUBLIC HEARINGS

- A. Petition 06-09 – Assessor Map 11-335, 00A, East Cedar Street (North Side), 29 acre vacant parcel approximately 730' west of the intersection of East Cedar and Russell Road, Marcap Co., LLC, owner, Toll Brothers, Inc., 53 Church Hill Road, Newtown, CT 06460, applicant, request for zone map amendment CD Commercial Development District to R-12, Residential District.

### III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

### IV. MINUTES

March 11, 2009 – Regular Meeting

### V. COMMUNICATIONS AND REPORTS

### VI. NEW BUSINESS

- A. Plan of Conservation and Development – Discussion of Conditions and Trends, Planimetrics Consultants, 31 Ensign Drive, Avon, CT 06001, attention: Glenn Chalder, President.

### VII. OLD BUSINESS

- A. Hunter Development Company, LLC – Shoppes at East Cedar Street, request for amendments to joint motion and stipulation for approval of Settlement Agreement, May 14, 2007, Michael Friesbie, P.O. Box 366, East Long Meadow, MA 01028.
- B. Petition 03-09 – Proposed Zone Regulation amendment, Section 3.2.1 churches and places of worship, permitted in all zone districts by Special Exception. Request to add the following: *Places of worship when permitted by special exception be allowed to have residential quarters (for a family).*

*Area of such quarters not to exceed 2000 sq. ft. All such uses must be included within a building or accessory to the permitted principal use,*  
Nikhil Vyas, PE, VB Tech Corporation, 2049 Silas Deane Highway, Suite 1E,  
Rocky Hill, CT 06067, applicant. Hearing closed March 11, 2009; Sixty five  
day decision period ends May 15, 2009.

- C. Petition 05-09 – Newington Town Plan and Zoning Commission, 131 Cedar Street, Newington, CT 06111, Attention Edmund J. Meehan, Town Planner, Zone Regulation Section 3.7.2 Housing for the Seniors and Service Use Buildings proposed amendment to change minimum parcel size from 5 acres to 2 acres and add senior housing “sponsored by the Newington Housing Authority, non profit or limited profit developer”. Hearing closed March 11, 2009; Sixty five day decision period ends May 15, 2009.

**VIII. PETITIONS FOR SCHEDULING** (TPZ Tuesday, April 7, 2009 and April 22, 2009)

- A. Plan of Conservation and Development.

**IX. PUBLIC PARTICIPATION**  
(For items not listed on agenda)

**X. REMARKS BY COMMISSIONERS**

**XI. STAFF REPORT**

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner